

200  
RALPH E. FRANKLIN, ET UX, GRANTORS

TO

DENVER D. BROWN, ET UX, GRANTEES

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RALPH E. FRANKLIN and wife, GUILLERMINA FRANKLIN, do hereby sell, convey and warrant to DENVER D. BROWN and wife, MARY L. BROWN, as tenants by the entirety with the right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 113, Section B, Koko Reef Subdivision, in Sections 29, 30 and 31, Township 3 South, Range 9 West, as per plat thereof of record in Plat Book 7, at pages 26-34, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities; and to subdivision and zoning regulations in effect in DeSoto County, Mississippi; to the restrictive covenants of record with the recorded plat of said subdivision; and to the covenants, limitations and restrictions of record in Deed of record in Deed Book 111, at page 648, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Possession is given upon delivery of this deed, with taxes for 1986 to be prorated.

WITNESS OUR SIGNATURES, this the 4<sup>th</sup> day of March, 1986.

Ralph E. Franklin  
RALPH E. FRANKLIN

Guillermina H. Franklin  
GUILLERMINA FRANKLIN

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority, in and for said county and state, the within named RALPH E. FRANKLIN and wife, GUILLERMINA FRANKLIN who acknowledged that they signed and delivered the above and foregoing instrument on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 4<sup>th</sup> day of March, 1986.

My commission expires: 5/6/86

James E. McQuay  
NOTARY PUBLIC

GRANTORS: 8446 River Allen, Hermantown, TN 380

GRANTEES: 3411 Forrester Lane, Waco, Texas 76708

Filed @ 10:30 A. M., 14 March, 1986  
Recorded in Book 185 Page 200  
H. G. Ferguson, Clerk